



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915  
(949) 644-3200 Fax: (949) 644-3229  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

**CITY OF NEWPORT BEACH  
ZONING ADMINISTRATOR STAFF REPORT**

August 29, 2013  
Agenda Item No. 1

**SUBJECT:** The Koll Company Lot Line Adjustment - (PA2013-141)  
4400 Von Karman  
▪ Lot Line Adjustment No. LA2013-007

**APPLICANT:** The Koll Company

**PLANNER:** Rosalinh Ung, Associate Planner  
(949) 644-3208, [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov)

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**ZONING DISTRICT/GENERAL PLAN**

- **Zone:** PC-15 (Koll Center)
- **General Plan:** MU-H2 (Mixed-Use Horizontal 2)

**PROJECT SUMMARY**

A Lot Line Adjustment request to change existing lot lines between Parcel 1 of Parcel Map No. 82-713 and Parcel 2 of Parcel Map No. 91-155 to be consistent with management responsibilities.

**RECOMMENDATION**

- 1) Conduct a public hearing; and
- 2) Adopt Zoning Administrator Resolution No. \_ approving Lot Line Adjustment No. LA2013-007 (Attachment No. ZA 1).

**DISCUSSION**

- The applicant is requesting to adjust the property lines between Parcel 1 of Parcel Map No. 82-713 and Parcel 2 of Parcel Map No. 91-155. Only the common property lines between the two parcels will be adjusted. The proposal does not increase or reduce the number of parcels.

- The proposal is consistent with the General Plan designation as no development is proposed with this application and the current conditions are consistent with the permitted use in this area.
- The proposed parcel configuration is consistent with the zoning requirements of Title 20 of the Newport Beach Municipal Code and the Koll Center Planned Community District (PC15). The resulting lots will meet minimum area requirements and there will be no change in allowed land uses, density, or intensity on the subject parcels.
- The existing development on the parcels complies with the Zoning Code development standards and the Koll Center Planned Community District (PC15). Any additional development or redevelopment would be under separate application and approval.
- Adequate access to all of the reconfigured parcels is provided by existing public streets and private easements. All easements that currently exist will continue to provide sufficient access, parking and circulation throughout the existing development.
- The proposed configuration of the parcels does not create any nonconforming setbacks and street side setbacks will continue to apply to the realigned parcels per the Koll Center Planned Community District development regulations.

### **ENVIRONMENTAL REVIEW**

The project qualifies for a Class 5 (Minor Alterations in Land Use Limitations) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15305, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel.

### **PUBLIC NOTICE**

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

**APPEAL PERIOD:**

An appeal may be filed with the Director of Community Development within 10 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:

  
\_\_\_\_\_  
Rosalinh Ung  
Associate Planner

JCAMPBELL/ru

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Project Plans



# **Attachment No. ZA 1**

Draft Resolution



## **RESOLUTION NO. ZA2013-0##**

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING LOT LINE ADJUSTMENT NO. LA2013-007 FOR PARCELS LOCATED AT 4400 VON KARMAN AVENUE (PA2013-141)**

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

#### **SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by The Koll Company, with respect to property located at 4400 Von Karman Avenue, and legally described as Parcel 1 of Parcel Map No. 82-713 and Parcel 2 of Parcel Map No. 91-155.
2. The applicant is requesting to adjust the property lines between Parcel 1 of Parcel Map No. 82-713 and Parcel 2 of Parcel Map No. 91-155 to be consistent with management responsibilities. Only the common property lines between the two parcels will be adjusted. The proposal does not increase or reduce the number of parcels.
3. The subject property is located within the Koll Center Planned Community District (PC-15) and the General Plan Land Use Element category is MU-H2 (Mixed-Use Horizontal 2).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on August 29, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

#### **SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.**

1. The project qualifies for a Class 5 (Minor Alterations in Land Use Limitations) categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15305, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). The Class 5 exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments not resulting in the creation of any new parcel.

### SECTION 3. REQUIRED FINDINGS.

In accordance with Section 19.76.020.I of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a lot line adjustment are set forth:

#### Finding

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of Title 19.*

#### Facts in Support of Finding

- A-1. The proposal is consistent with the General Plan as no development is proposed with this application and the current conditions are consistent with permitted use in this area.
- A-2. The adjusted lot lines of the subject parcels will not result in a development pattern which is inconsistent with the surrounding neighborhood.
- A-3. The proposed lot line adjustment is consistent with the purpose identified by Title 19. The subdivision is consistent with the General Plan, does not affect open space areas in the City, does not negatively impact surrounding land owners, lot purchasers, or residents, provides for orderly controlled growth within the City, provides adequate traffic circulation and utilities, will not negatively affect property values.

#### Finding

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the lot line adjustment.*

#### Facts in Support of Finding

- B-1. The project site described in the proposal includes Parcel 1 of Parcel Map No. 82-713, and Parcel 2 of Parcel Map No. 91-155. Only the common property lines between these two parcels will be affected by the proposed Lot Line Adjustment.
- B-2. The proposal does not increase or reduce the number of parcels.



Finding

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to width, depth, and area than the parcels that existing prior to the lot line adjustment.*

Facts in Support of Finding

- C-1. The proposed parcel configuration is consistent with the zoning requirements of Title 20 of the Newport Beach Municipal Code and the Koll Center Planned Community District (PC15). The resulting lots will meet minimum area requirements and there will be no change in allowed land uses, density, or intensity on the subject parcels.
- C-2. The existing development on the parcels complies with the Zoning Code development standards and the Koll Center Planned Community District (PC15). Any additional development or redevelopment would be under separate application and approval.

Finding

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived of legal access as a result of the lot line adjustment.*

Facts in Support of Finding

- D-1. Adequate access to all of the reconfigured parcels is provided by existing public streets and private easements.
- D-2. All easements that currently exist will continue to provide sufficient access, parking and circulation throughout the existing development.

Finding

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Facts in Support of Finding

- E-1. The final configuration of the parcels involved will not result in the loss of direct vehicular access from any street for any parcel included in the lot line adjustment since there are no alleys located within or near the subject parcels.

Finding

- F. That the final configuration of a reoriented lot does not result in any reduction of the street side setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street side setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street side setbacks are appropriate, and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding

- F-1. The proposed configuration of the parcels does not create any nonconforming setbacks and street side setbacks will continue to apply to the realigned parcels per the Koll Center Planned Community District development regulations.

SECTION 4. DECISION.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment No. LA2013-007, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 29<sup>TH</sup> DAY OF AUGUST, 2013.**

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL**

1. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
3. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Koll Company Lot Line Adjustment including, but not limited to, Lot Line Adjustment No. LA2013-007 (PA2013-141). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

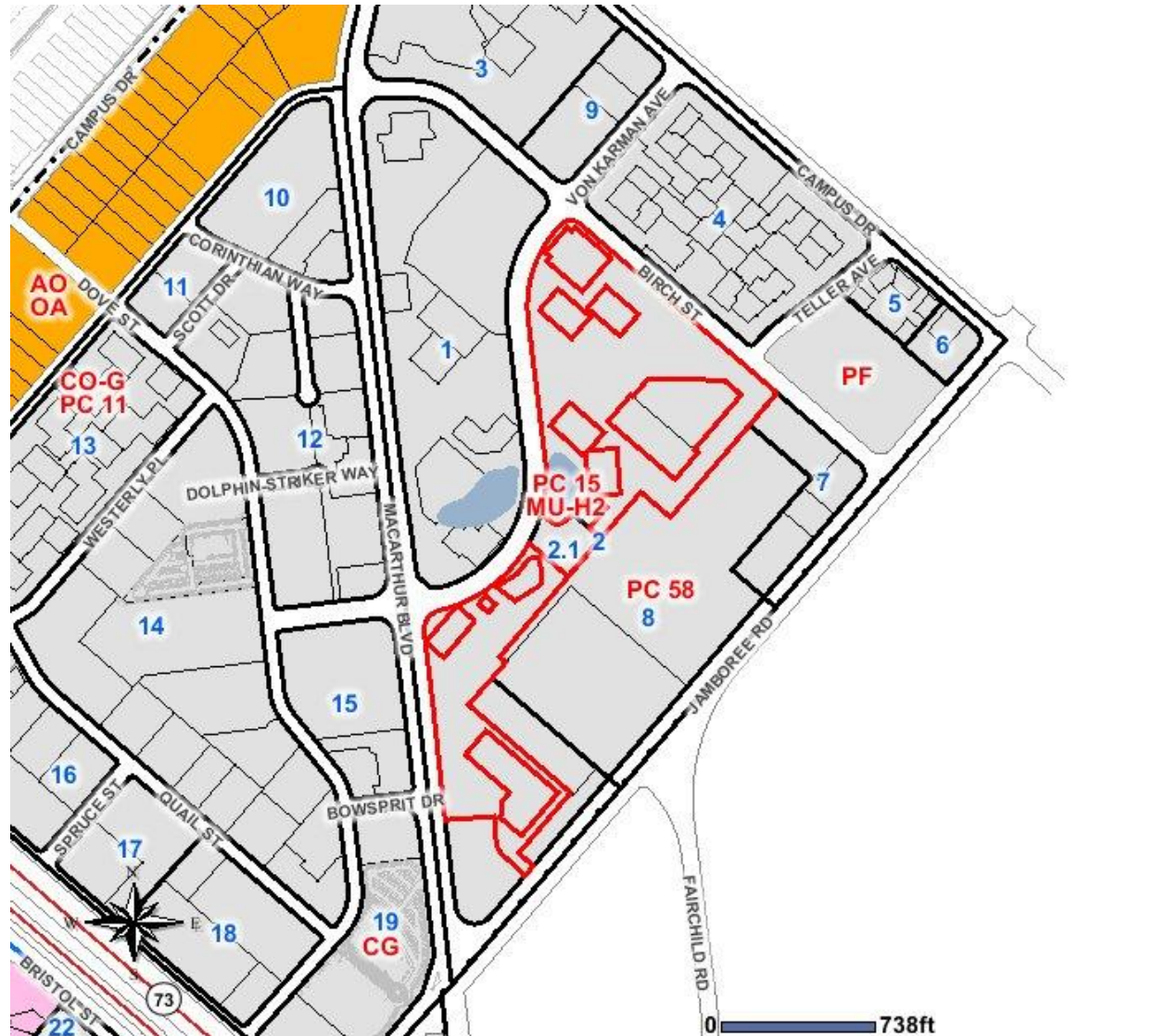


## **Attachment No. ZA 2**

Vicinity Map



# VICINITY MAP



Lot Line Adjustment No. LA2013-007  
PA2013-141

**4400 Von Karman**





# **Attachment No. ZA 3**

Project Plans



**Recording**

Requested by and Mail to:  
City of Newport Beach  
Public Works Dept.  
Attn: Subdivision  
100 Civic Center Drive  
P.O. Box 1768  
Newport Beach, CA 92658

**City of Newport Beach****LOT LINE ADJUSTMENT NO. LA2013-007****Application**

Address(es) or Property Involved: **PARCEL 1 OF PARCEL MAP NO. 82-713, P.M.B. 181, PAGES 13 TO 19 INCLUSIVE AND PARCEL 2 OF PARCEL MAP NO. 91-155, P.M.B. 266, PAGES 16 TO 22 INCLUSIVE, BOTH OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.**

**Owner(s) Affidavit**

I (We) hereby certify under penalty of perjury that 1) I am (we are) the record owner(s) of all parcels proposed for adjustment by this application, 2) I (We) have knowledge of an consent to the filing of this application, 3) the information submitted in connection with this application is true and correct; and 4) I (We) consent to the recordation of these documents.

**Parcel 1**

Owner: **KCN A MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

\_\_\_\_\_  
Name & Title:

\_\_\_\_\_  
Name & Title:

**Parcel 2**

Owner: **KCN A MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

\_\_\_\_\_  
Name & Title:

\_\_\_\_\_  
Name & Title:

Approved for Recording CITY OF NEWPORT BEACH

City Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

LOT LINE ADJUSTMENT NO. LA2013-007

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA     )  
  )SS  
COUNTY OF \_\_\_\_\_)

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, \_\_\_\_\_ PERSONALLY \_\_\_\_\_ APPEARED  
, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR  
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE  
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S)  
ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF  
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA     )  
  )SS  
COUNTY OF \_\_\_\_\_)

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_, A NOTARY  
PUBLIC, \_\_\_\_\_ PERSONALLY \_\_\_\_\_ APPEARED  
, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE  
PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND  
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR  
AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE  
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S)  
ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF  
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

LOT LINE ADJUSTMENT NO. LA2013-007

**PREPARED BY:**

THIS DOCUMENT CONSISTING OF \_\_\_\_ PAGES WAS PREPARED BY ME OR UNDER MY DIRECTION.

DATED THIS 9<sup>th</sup> DAY OF August, 2013



GREGORY A. HELMER, L.S. 5134  
RBF CONSULTING  
14725 ALTON PARKWAY  
IRVINE, CA 92618  
PH: (949) 472-3505



**EXHIBIT "A"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**

(LEGAL DESCRIPTION)

OWNER	EXISTING PARCEL ASSESSOR PARCEL NUMBER	PROPOSED PARCEL REFERENCE NUMBER
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCELS 1 & 2

Page 1 of 2

**PARCEL 1**

That certain parcel of land situated in the City of Newport Beach, County of Orange, State of California, being that portion of Parcel 2 of Parcel Map No. 91-155 as shown on a map thereof, filed in Book 266, Pages 16 through 22 of Parcel Maps in the Office of the County Recorder of said Orange County, described as follows:

**COMMENCING** at the northeasterly corner of said Parcel 2 of Parcel Map No. 91-155; thence along the northeasterly line thereof North 49°21'34" West 228.72 feet to the **TRUE POINT OF BEGINNING**; thence leaving said northeasterly line South 40°38'26" West 51.75 feet; thence North 88°48'20" West 404.94 feet to the beginning of a tangent curve concave southeasterly and having a radius of 50.00 feet; thence along said curve westerly and southwesterly 38.06 feet through a central angle of 43°36'58"; thence tangent from said curve South 47°34'42" West 102.71 feet; thence South 40°38'26" West 61.33 feet to the beginning of a tangent curve concave northwesterly and having a radius of 60.00 feet; thence along said curve southwesterly, westerly and northwesterly 94.52 feet through a central angle of 90°15'35"; thence tangent from said curve North 49°05'59" West 180.39 feet to the beginning of a tangent curve concave southwesterly and having a radius of 60.00 feet; thence along said curve northwesterly and westerly 50.15 feet through a central angle of 47°53'32"; thence tangent from said curve South 83°00'29" West 122.23 feet to a line parallel with and 1.00 feet easterly of the easterly right-of-way line of Von Karman Avenue as shown on said Parcel Map; thence along said parallel line North 06°59'31" West 128.70 feet; thence North 83°00'29" East 187.36 feet to the southwesterly prolongation of the southeasterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 40°38'26" East 136.59 feet"; thence along said southwesterly prolongation and said southeasterly line, and the northeasterly prolongation of said southeasterly line North 40°38'26" East 164.07 feet to the southwesterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 49°21'34" East 204.44 feet"; thence along said southwesterly line South 49°21'34" East 166.34 feet to the southeasterly line of said parcel; thence along said southeasterly line and its northeasterly prolongation North 40°38'26" East 284.73 feet to said northeasterly line of Parcel 2; thence along said northeasterly line South 49°21'34" East 513.10 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 5.200 Acres, more or less.

**PARCEL 2**

That certain parcel of land situated in the City of Newport Beach, County of Orange, State of California, being that portion of Parcel 2 of Parcel Map No. 91-155 as shown on a map thereof, filed in Book 266, Pages 16 through 22 of Parcel Maps, together with Parcel 1 of Parcel Map No. 82-713 as shown on a map thereof filed in Book 181, Pages 13 through 19 of Parcel Maps, both in the Office of the County Recorder of said Orange County.

**EXCEPTING THEREFROM** that certain parcel described as follows:

**EXHIBIT "A"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**

(LEGAL DESCRIPTION)

OWNER	EXISTING PARCEL ASSESSOR PARCEL NUMBER	PROPOSED PARCEL REFERENCE NUMBER
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCELS 1 & 2

Page 2 of 2

**COMMENCING** at the northeasterly corner of said Parcel 2 of Parcel Map No. 91-155; thence along the northeasterly line thereof North 49°21'34" West 228.72 feet to the **TRUE POINT OF BEGINNING**; thence leaving said northeasterly line South 40°38'26" West 51.75 feet; thence North 88°48'20" West 404.94 feet to the beginning of a tangent curve concave southeasterly and having a radius of 50.00 feet; thence along said curve westerly and southwesterly 38.06 feet through a central angle of 43°36'58"; thence tangent from said curve South 47°34'42" West 102.71 feet; thence South 40°38'26" West 61.33 feet to the beginning of a tangent curve concave northwesterly and having a radius of 60.00 feet; thence along said curve southwesterly, westerly and northwesterly 94.52 feet through a central angle of 90°15'35"; thence tangent from said curve North 49°05'59" West 180.39 feet to the beginning of a tangent curve concave southwesterly and having a radius of 60.00 feet; thence along said curve northwesterly and westerly 50.15 feet through a central angle of 47°53'32"; thence tangent from said curve South 83°00'29" West 122.23 feet to a line parallel with and 1.00 feet easterly of the easterly right-of-way line of Von Karman Avenue as shown on said Parcel Map; thence along said parallel line North 06°59'31" West 128.70 feet; thence North 83°00'29" East 187.36 feet to the southwesterly prolongation of the southeasterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 40°38'26" East 136.59 feet"; thence along said southwesterly prolongation and said southeasterly line, and the northeasterly prolongation of said southeasterly line North 40°38'26" East 164.07 feet to the southwesterly line of that certain parcel labeled N.A.P. of said Parcel Map No. 91-155 having a bearing and distance of "North 49°21'34" East 204.44 feet"; thence along said southwesterly line South 49°21'34" East 166.34 feet to the southeasterly line of said parcel; thence along said southeasterly line and its northeasterly prolongation North 40°38'26" East 284.73 feet to said northeasterly line of Parcel 2; thence along said northeasterly line South 49°21'34" East 513.10 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 22.189 Acres, more or less.

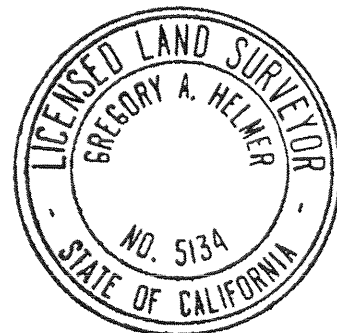
**SUBJECT TO** all Covenants, Rights, Rights-of-Way and Easements of Record.

**EXHIBIT "B"** attached and by this reference made a part hereof.

Prepared by me or under my direction.

  
 Gregory A. Helmer, L.S. 5134

8/9/2013  
 Date



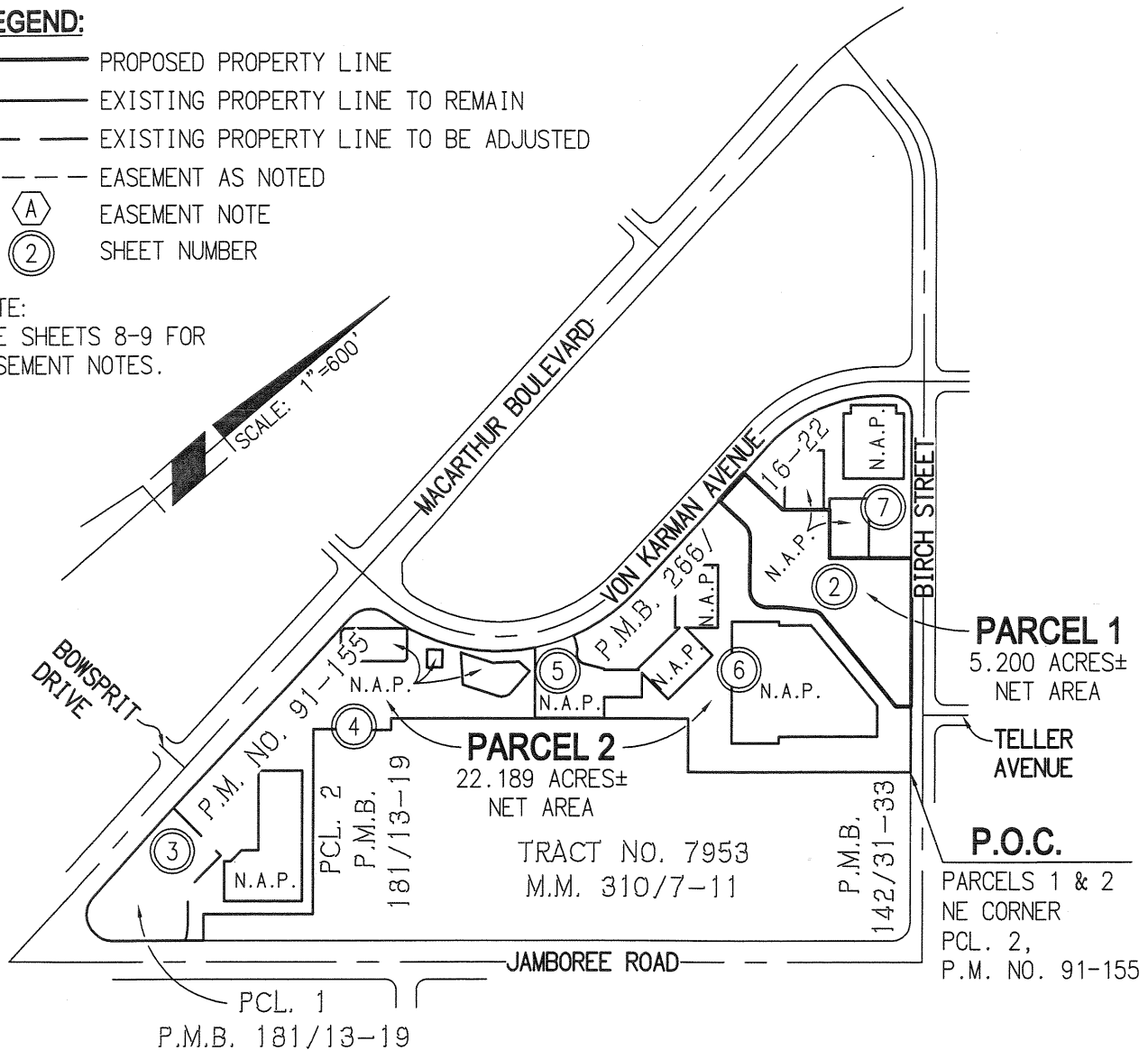
**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
 (MAP)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

**LEGEND:**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- - - EASEMENT AS NOTED
- (A) EASEMENT NOTE
- (2) SHEET NUMBER

NOTE:  
 SEE SHEETS 8-9 FOR  
 EASEMENT NOTES.



PREPARED BY ME OR UNDER MY DIRECTION.



*Gregory A. Helmer* 8/9/2013  
 GREGORY A. HELMER, L.S. 5134 DATE

**SHEET INDEX MAP**



**SHEET 1 OF 15 SHEETS**  
 PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY  
 IRVINE, CALIFORNIA 92618-2027  
 949.472.3505 • FAX 949.472.8373 • www.RBF.com

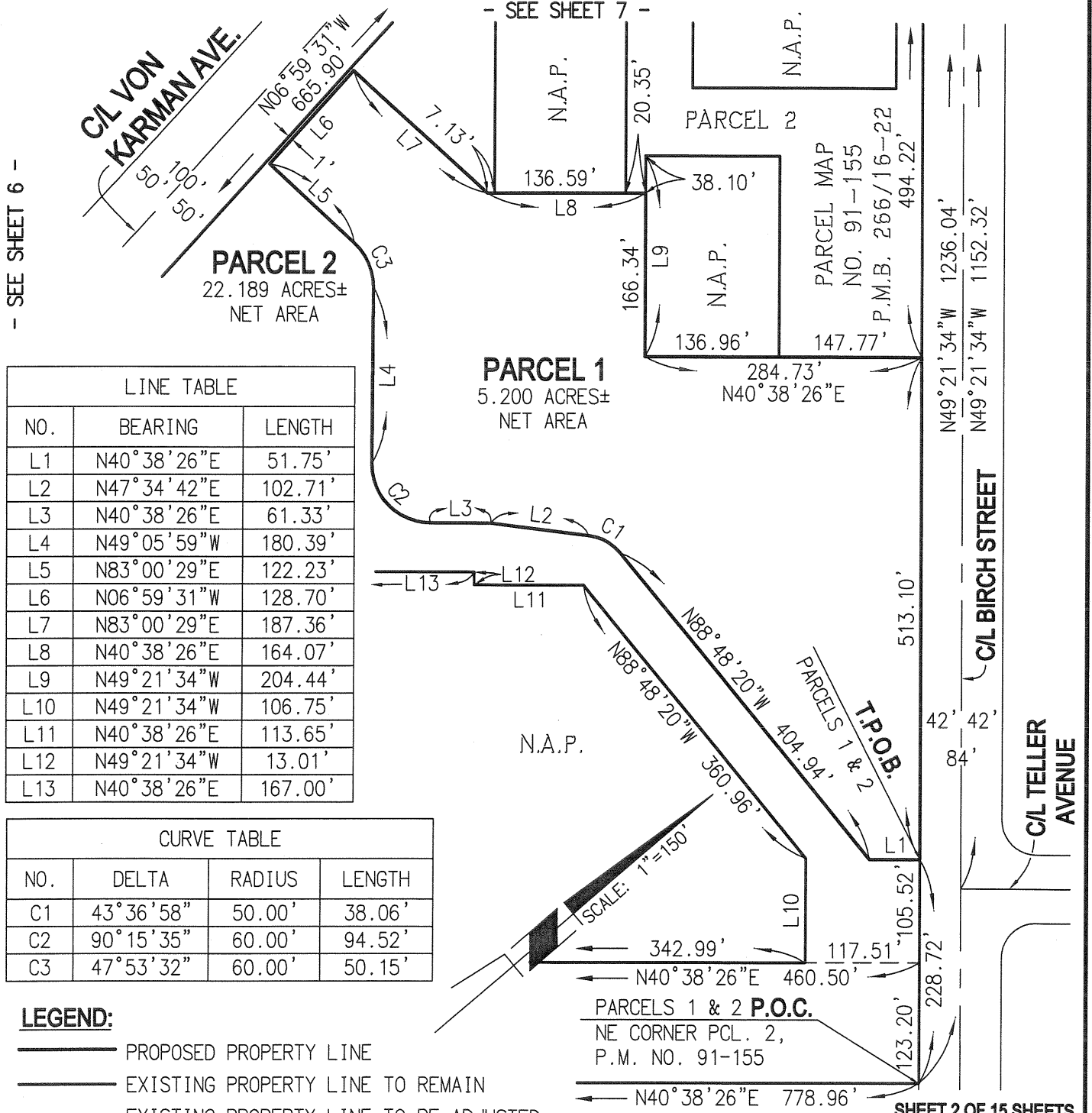
AUGUST 7, 2013

J.N. 135863



**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



**RBF**  
**CONSULTING**

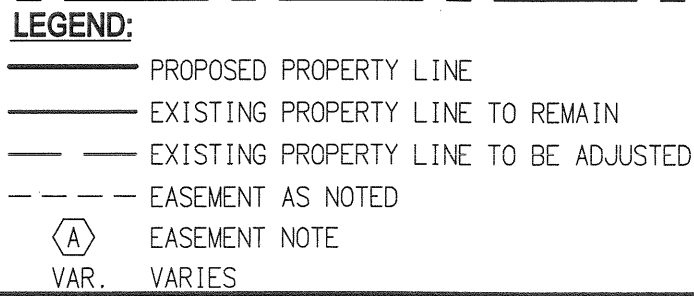
PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY  
 IRVINE, CALIFORNIA 92618-2027  
 949.472.3505 • FAX 949.472.8373 • www.RBF.com

AUGUST 7, 2013

J.N. 135863

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



**SHEET 3 OF 15 SHEETS**

**PLANNING ■ DESIGN ■ CONSTRUCTION**

14725 ALTON PARKWAY  
IRVINE, CALIFORNIA 92618-2027  
949.472.3505 ■ FAX 949.472.8373 ■ [www.RBF.com](http://www.RBF.com)

J.N. 135863

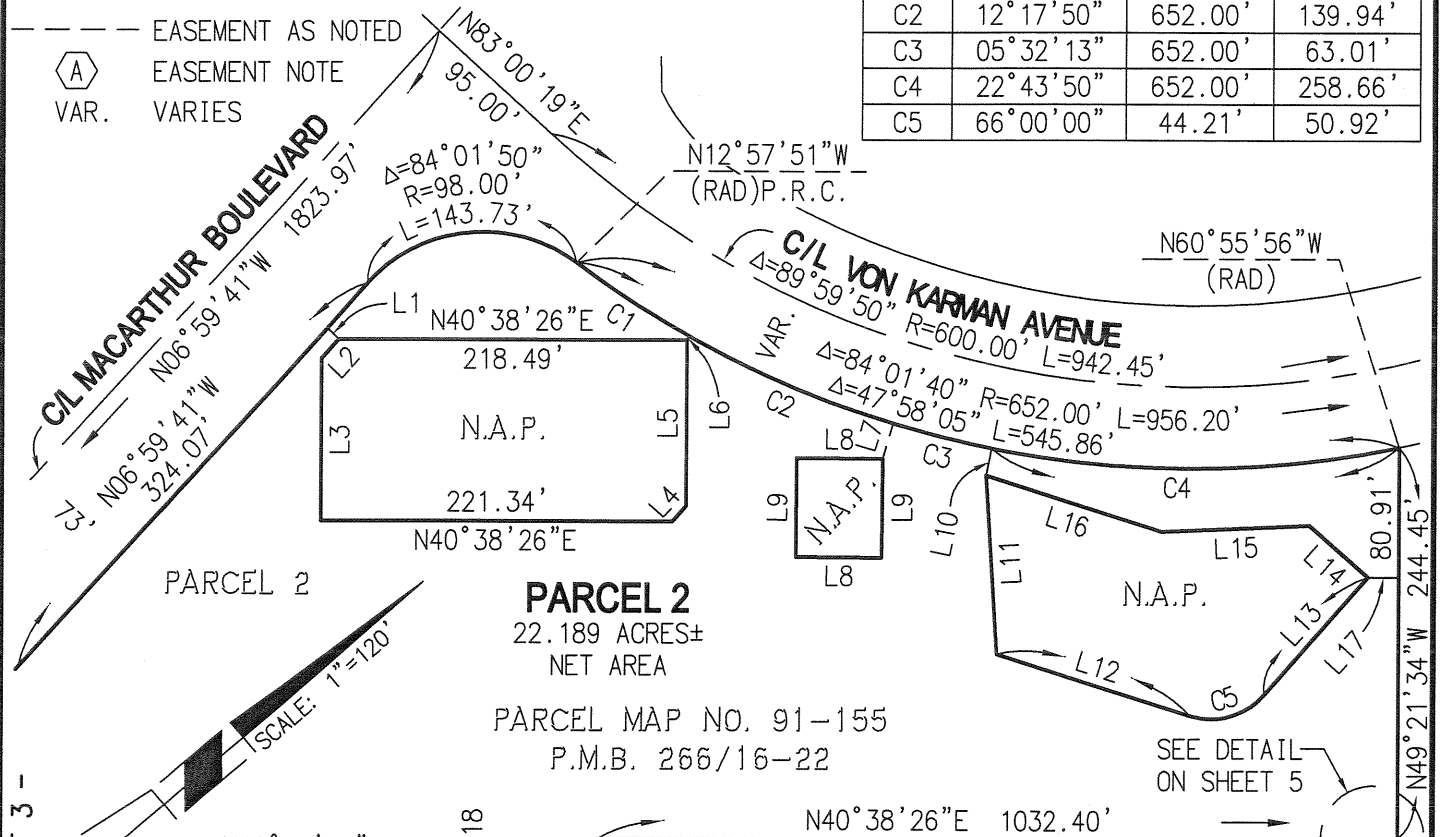
**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

**LEGEND:**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- EASEMENT NOTE
- VAR. VARIES

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	07°24'12"	652.00'	84.25'
C2	12°17'50"	652.00'	139.94'
C3	05°32'13"	652.00'	63.01'
C4	22°43'50"	652.00'	258.66'
C5	66°00'00"	44.21'	50.92'



**PARCEL 2**  
 22.189 ACRES±  
 NET AREA  
 PARCEL MAP NO. 91-155  
 P.M.B. 266/16-22

LINE TABLE		
NO.	BEARING	LENGTH
L12	N58°00'13"E	128.57'
L13	N07°59'47"W	98.15'
L14	N82°00'13"E	48.93'
L15	N38°09'43"E	93.05'
L16	N58°00'13"E	116.65'
L17	N40°38'26"E	19.27'
L18	N49°21'34"W	3.85'
L19	N40°38'26"E	99.17'
L20	N49°21'34"W	40.00'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N83°00'19"E	10.00'
L2	N06°59'41"W	16.59'
L3	N49°21'34"W	100.76'
L4	N07°48'00"W	12.56'
L5	N49°21'34"W	103.61'
L6	N20°22'02"W	2.76'
L7	N32°39'53"W	22.84'
L8	N40°55'40"E	53.63'
L9	N49°04'20"W	61.67'
L10	N38°12'06"W	17.18'
L11	N52°59'47"W	111.62'

**SHEET 4 OF 15 SHEETS**

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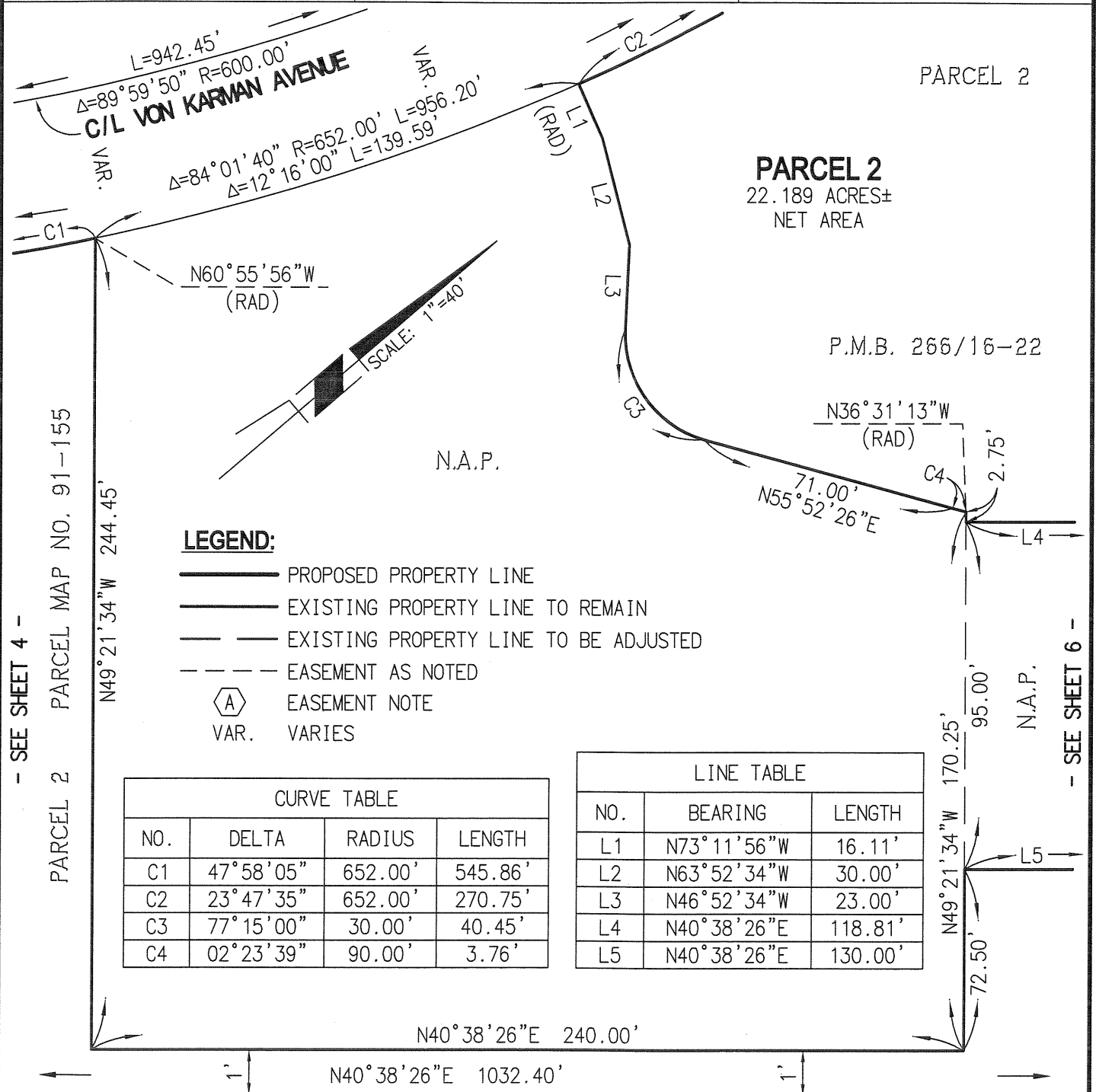
AUGUST 7, 2013

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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
 (MAP)

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



LOT 1  
 TRACT NO. 7953  
 M.M. 310/7-11

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**SHEET 5 OF 15 SHEETS**  
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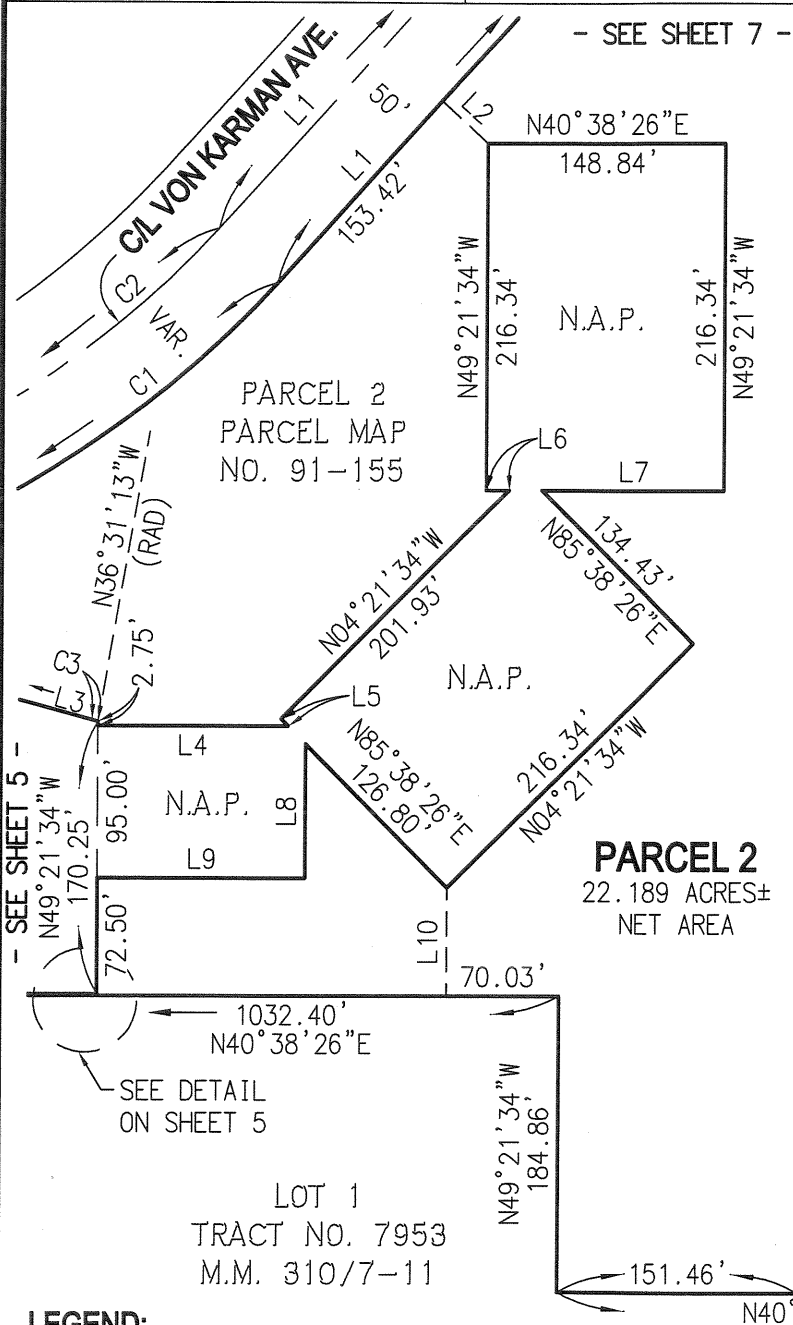
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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

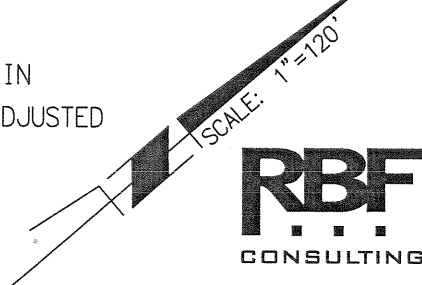


CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	84°01'40"	652.00'	956.20'
C2	89°59'50"	600.00'	942.45'
C3	02°23'39"	90.00'	3.76'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N06°59'31"W	665.90'
L2	N83°00'29"E	38.81'
L3	N55°52'26"E	71.00'
L4	N40°38'26"E	118.81'
L5	N85°38'26"E	6.21'
L6	N40°38'26"E	14.22'
L7	N40°38'26"E	114.24'
L8	N49°21'34"W	83.81'
L9	N40°38'26"E	130.00'
L10	N49°21'34"W	67.65'
L11	N49°21'34"W	100.70'
L12	N49°21'34"W	22.50'
L13	N40°38'26"E	167.00'

**LEGEND:**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- - - EASEMENT AS NOTED
- (A) EASEMENT NOTE
- VAR. VARIES



**SHEET 6 OF 15 SHEETS**

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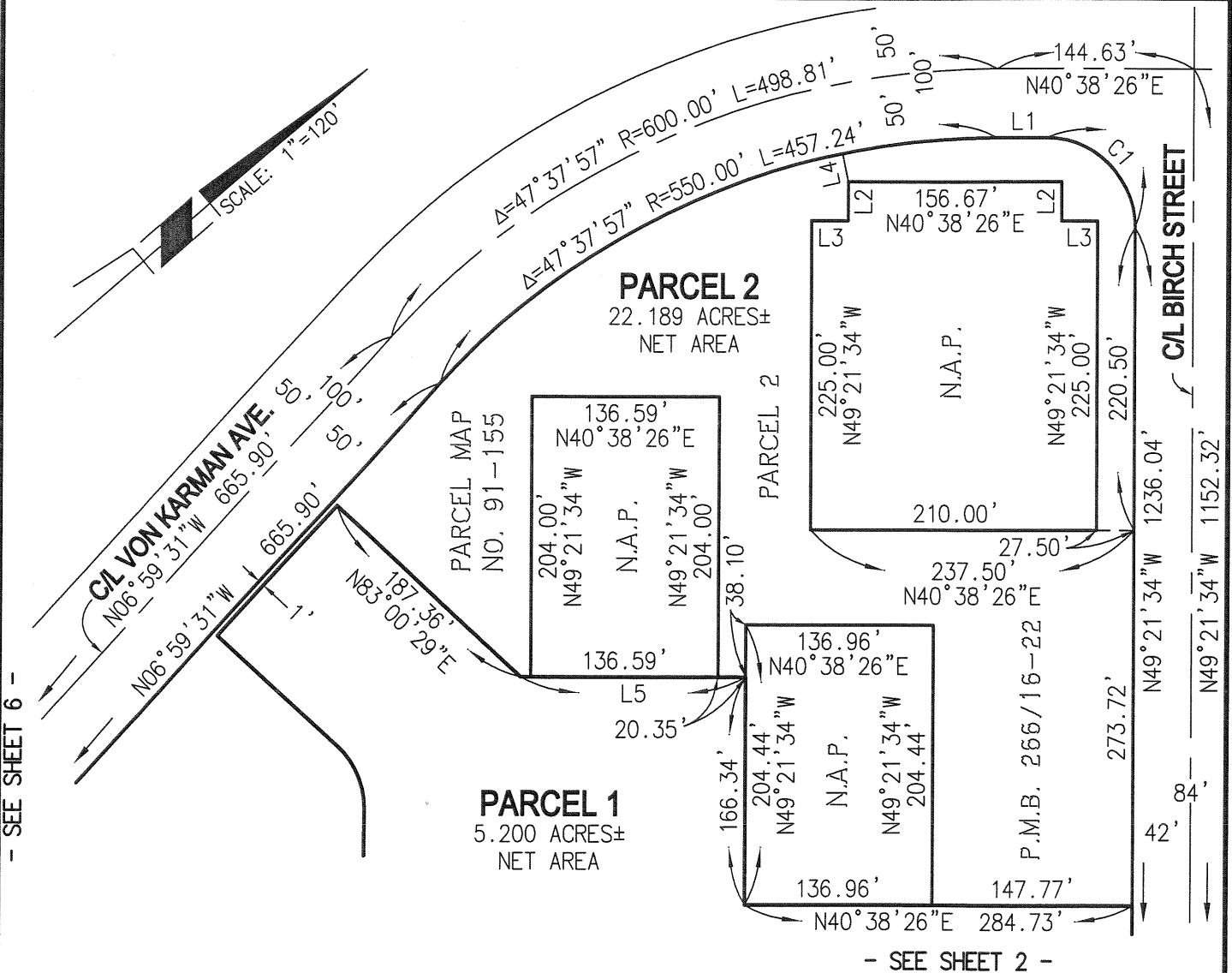
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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	65.00'	102.10'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N40°38'26"E	37.63'
L2	N49°21'34"W	28.50'
L3	N40°38'26"E	26.67'
L4	N61°09'28"W	20.82'
L5	N40°38'26"E	164.07'

**LEGEND: - SEE SHEET 6 -**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- A EASEMENT NOTE
- VAR. VARIES

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**SHEET 7 OF 15 SHEETS**  
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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

**EASEMENT NOTES:**

- (A)** EASEMENT FOR AVIGATION RIGHTS IN FAVOR OF THE COUNTY OF ORANGE RECORDED 3/17/1964 IN BOOK 6965, PAGE 721, O.R. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.)
- (B)** INDICATES ALL VEHICULAR ACCESS RIGHTS TO MACARTHUR BLVD., VON KARMAN AVE., JAMBOREE BLVD. AND BIRCH STREET HAVE BEEN RELEASED AND RELINQUISHED, EXCEPT AT STREET INTERSECTIONS AND PRIVATE DRIVES, BY VARIOUS DEDICATIONS AS SET FORTH ON THE MAPS OF TRACT NO. 7953, M.M. 310/7-11, PARCEL MAP P.M.B. 114/19-21, AND PARCEL MAP NO. 82-713, P.M.B. 181/13-19.
- (C)** EASEMENT FOR PUBLIC SEWER LINE AND APPURTENANCES IN FAVOR OF COUNTY SANITATION DISTRICT NO. 7 OF ORANGE COUNTY RECORDED 9/12/1968 IN BOOK 8719, PAGE 345, O.R.
- (D)** EASEMENT FOR PRIVATE UTILITIES & MAINTENANCE PURPOSES AS DEFINED IN THE DOCUMENT "RECIPROCAL GRANT OF EASEMENTS" BETWEEN COLLINS RADIO COMPANY AND KOLL CENTER NEWPORT RECORDED 11/12/1972 IN BOOK 10413, PAGE 573, O.R.
- (E)** EASEMENT FOR PUBLIC UTILITIES & PEDESTRIAN ACCESS (E1), PRIVATE DRIVEWAY (E2) IN FAVOR OF THE CITY OF NEWPORT BEACH AS DEDICATED OR SHOWN ON TRACT NO. 7953, M.M. 310/7-11.
- (F)** EASEMENT FOR COMMUNICATION SYSTEMS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 7/23/1973 IN BOOK 10813, PAGE 733, O.R.
- (G)** EASEMENT FOR BICYCLE & PEDESTRIAN PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED 11/18/1974 IN BOOK 11289, PAGE 916, O.R.
- (H)** EASEMENT FOR TELECOMMUNICATIONS FACILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF COXCOM INC., D/B/A COX COMMUNICATIONS ORANGE COUNTY RECORDED 2/9/2006 AS INSTRUMENT NO. 2006000093208, O.R. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.)
- (I)** EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 7/16/1979 IN BOOK 9023, PAGE 941, O.R. (EASEMENT CANNOT BE PLOTTED FROM THE RECORD DOCUMENT.)
- (J)** EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 1/15/1974 IN BOOK 11057, PAGE 740, O.R. AND RE-RECORDED 10/12/1974 IN BOOK 11256, PAGE 1437, O.R.
- (K)** EASEMENT FOR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 1/15/1974 IN BOOK 11057, PAGE 750, O.R.
- (L)** EASEMENT FOR UTILITY LINES AND INCIDENTAL PURPOSES AS DEFINED IN THE DOCUMENT "RECIPROCAL GRANT AND QUITCLAIM OF EASEMENTS" BETWEEN COLLINS RADIO COMPANY AND KOLL CENTER NEWPORT RECORDED 1/30/1974 IN BOOK 11066, PAGE 650, O.R.

**SHEET 8 OF 15 SHEETS**

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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

**EASEMENT NOTES:**

- (M) EASEMENT FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 2/13/1974 IN BOOK 11074, PAGES 182, 184 & 186, O.R.
- (N) EASEMENT FOR STORM DRAIN AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED 4/5/1974 IN BOOK 11112, PAGE 1401, O.R.
- (O) EASEMENT FOR SEWER AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF NEWPORT BEACH RECORDED 4/5/1974 IN BOOK 11112, PAGE 1408, O.R.
- (P) EASEMENT FOR INGRESS AND EGRESS, UNDERGROUND ELECTRICAL POWER LINES AND INCIDENTAL PURPOSES IN FAVOR OF KOLL CENTER NEWPORT RECORDED 5/7/1974 IN BOOK 11137, PAGE 1008, O.R.
- (Q) EASEMENT FOR DRIVEWAY AND INCIDENTAL PURPOSES IN FAVOR OF KOLL CENTER NEWPORT RECORDED 5/7/1974 IN BOOK 11137, PAGE 1026, O.R.
- (R) EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 5/5/1978 IN BOOK 12263, PAGE 1525, O.R.; RE-RECORDED 9/18/1978 IN BOOK 12845, PAGE 1018, O.R.
- (S) EASEMENT FOR ELECTRICAL SYSTEMS, UNDERGROUND CONDUIT AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON RECORDED 11/13/1978 IN BOOK 12882, PAGE 981, O.R.
- (T) EASEMENT FOR INGRESS, EGRESS, AUTOMOBILE PARKING AND INCIDENTAL PURPOSES IN FAVOR OF KOLL CENTER ASSOCIATES RECORDED 12/15/1978 IN BOOK 12965, PAGE 482, O.R. (EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED HEREON.)
- (U) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 7/8/1982 AS INSTRUMENT NO. 82-235448, O.R.
- (V) EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED 3/7/1985 AS INSTRUMENT NO. 85-079670, O.R., AND RE-RECORDED 4/26/1985 AS INSTRUMENT NO. 85-149895, O.R.
- (W) EASEMENT FOR UTILITY MAINTENANCE PURPOSES IN FAVOR OF PRES REALTY VENTURE I, INC., RECORDED 7/8/1999 AS INSTRUMENT NO. 19990504256, O.R.
- (X) EASEMENT FOR UNDERGROUND TELECOMMUNICATION LINES IN FAVOR OF CONEXANT SYSTEMS, INC., RECORDED 9/12/2000 AS INSTRUMENT NO. 20000475683, O.R., AND "FIRST AMENDMENT TO EASEMENT AGREEMENT" RECORDED 2/5/2001 AS INSTRUMENT NO. 20010065151, O.R.

**SHEET 9 OF 15 SHEETS**



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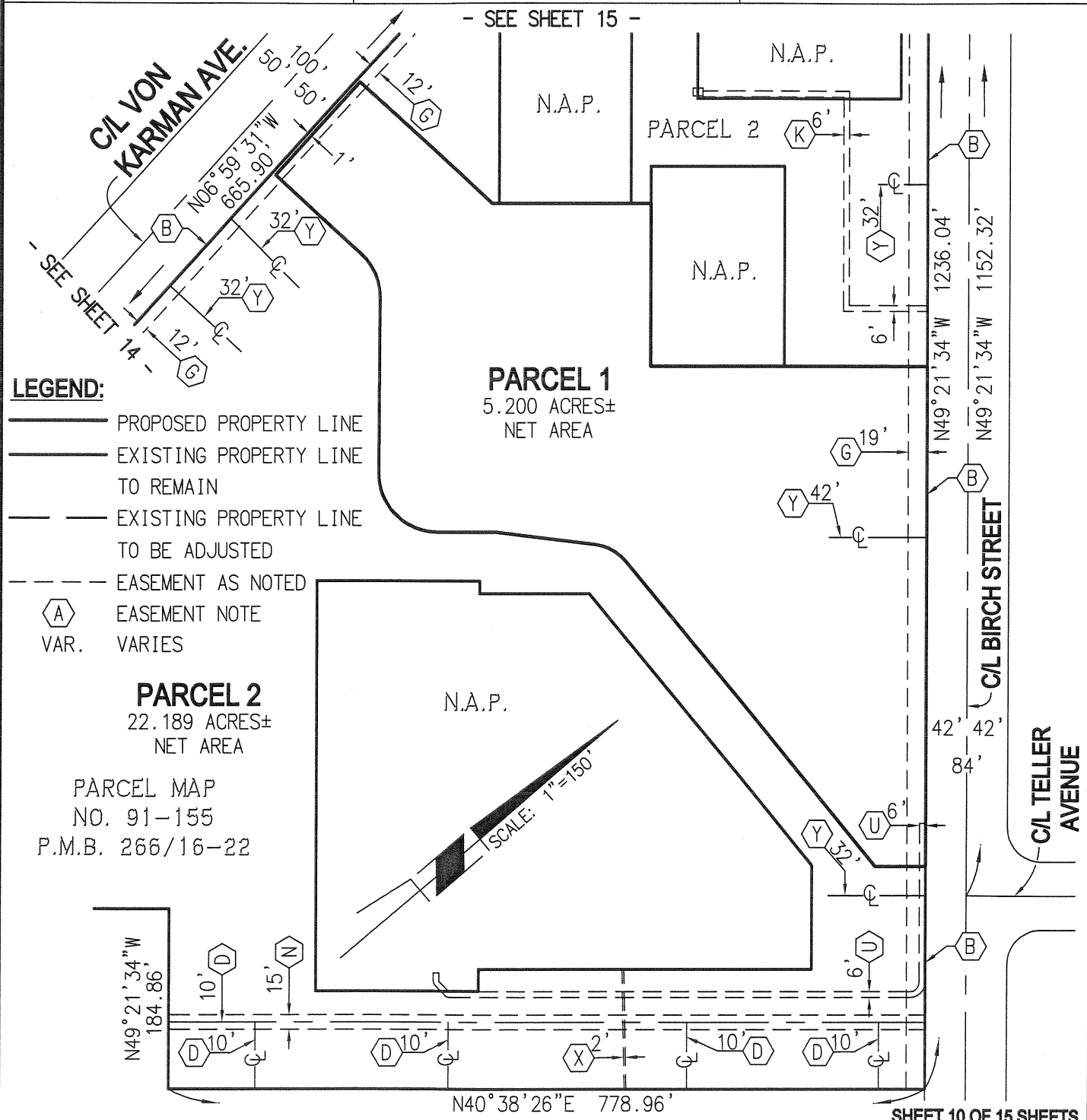
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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



NOTE:  
 SEE SHEETS 8-9 FOR  
 EASEMENT NOTES.

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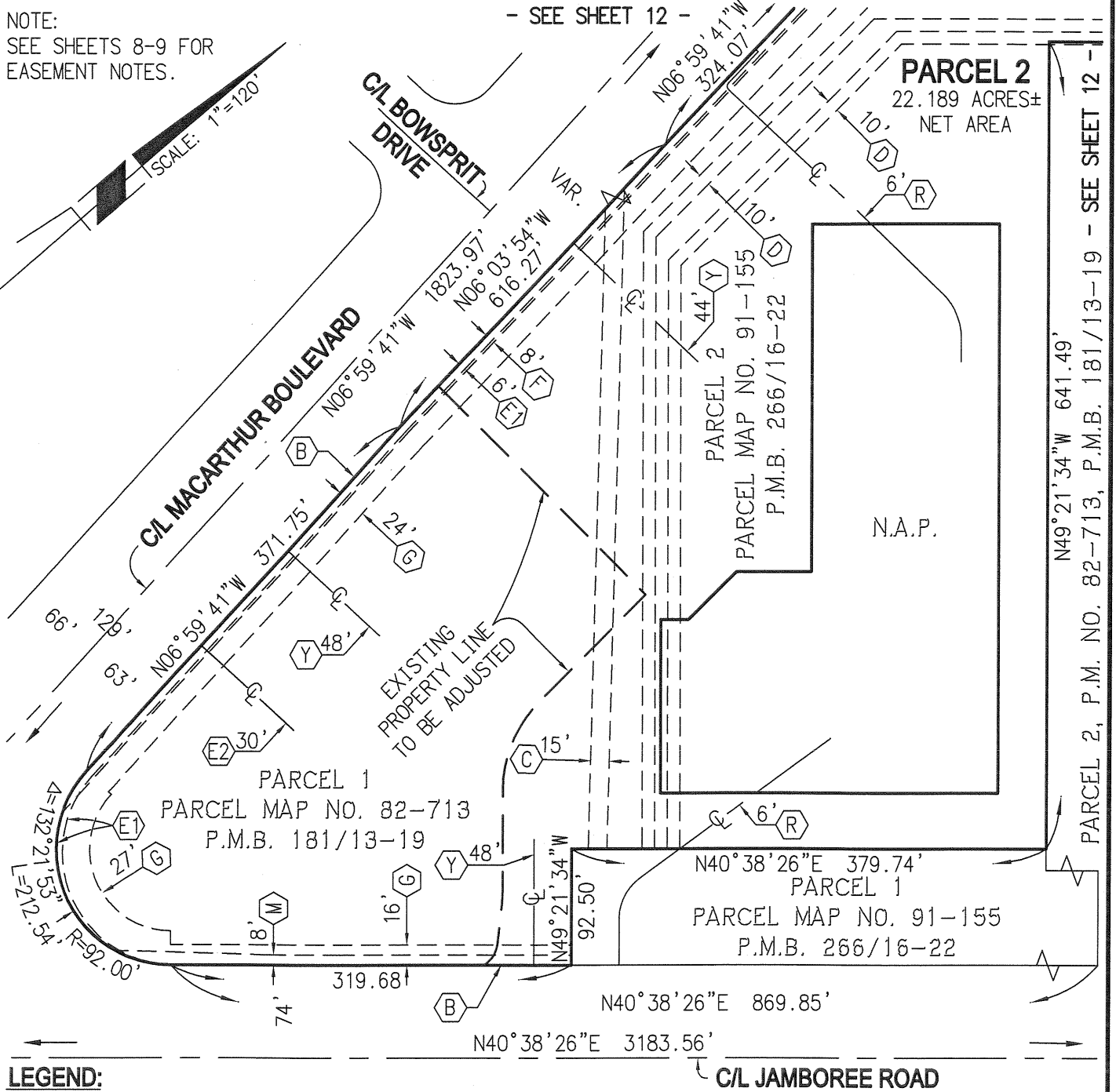
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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

NOTE:  
SEE SHEETS 8-9 FOR  
EASEMENT NOTES.



**LEGEND:**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- A EASEMENT NOTE
- VAR. VARIES

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**SHEET 11 OF 15 SHEETS**  
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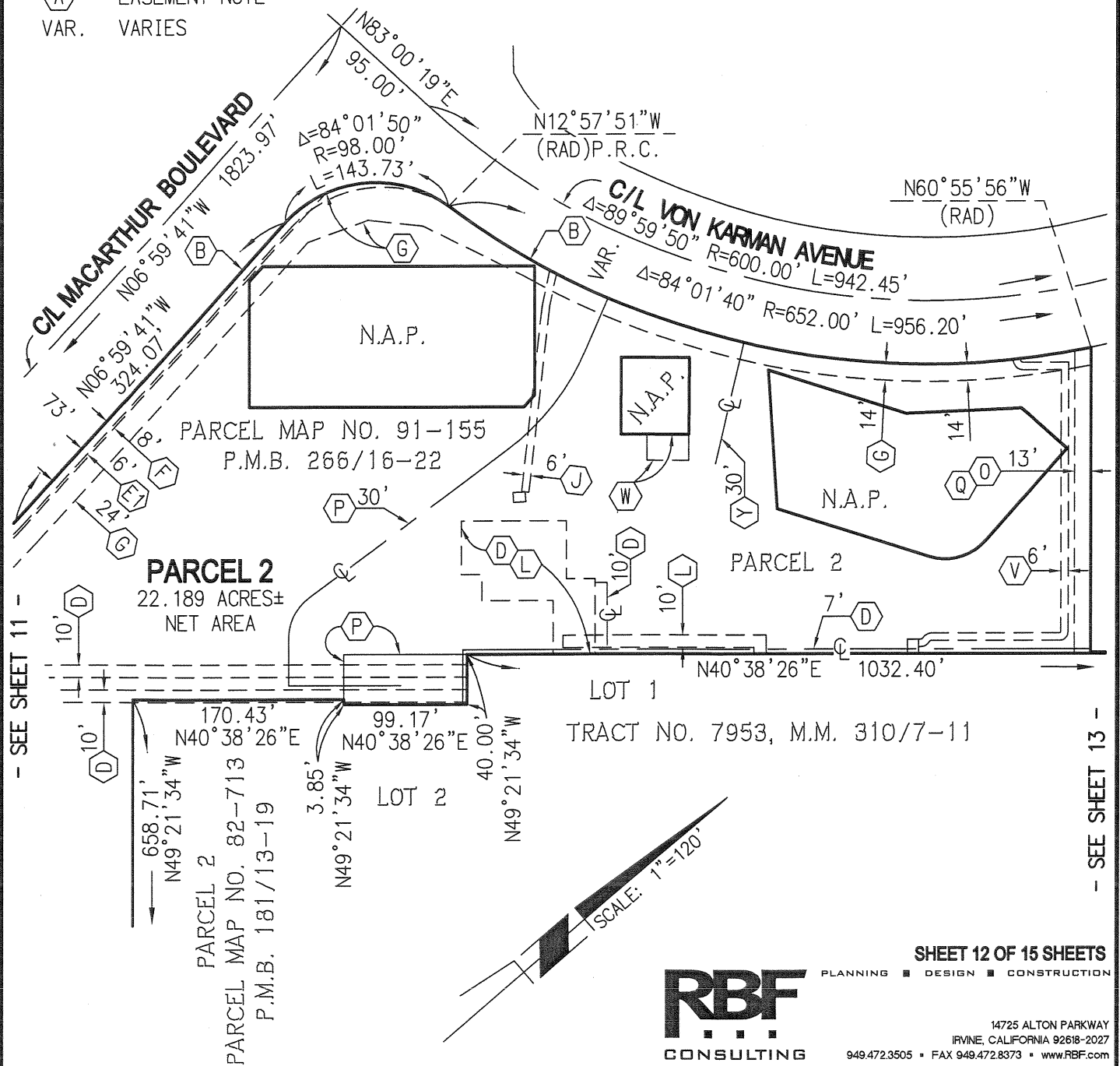
**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

**LEGEND:**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- A EASEMENT NOTE
- VAR. VARIES

NOTE:  
 SEE SHEETS 8-9 FOR  
 EASEMENT NOTES.



**SHEET 12 OF 15 SHEETS**

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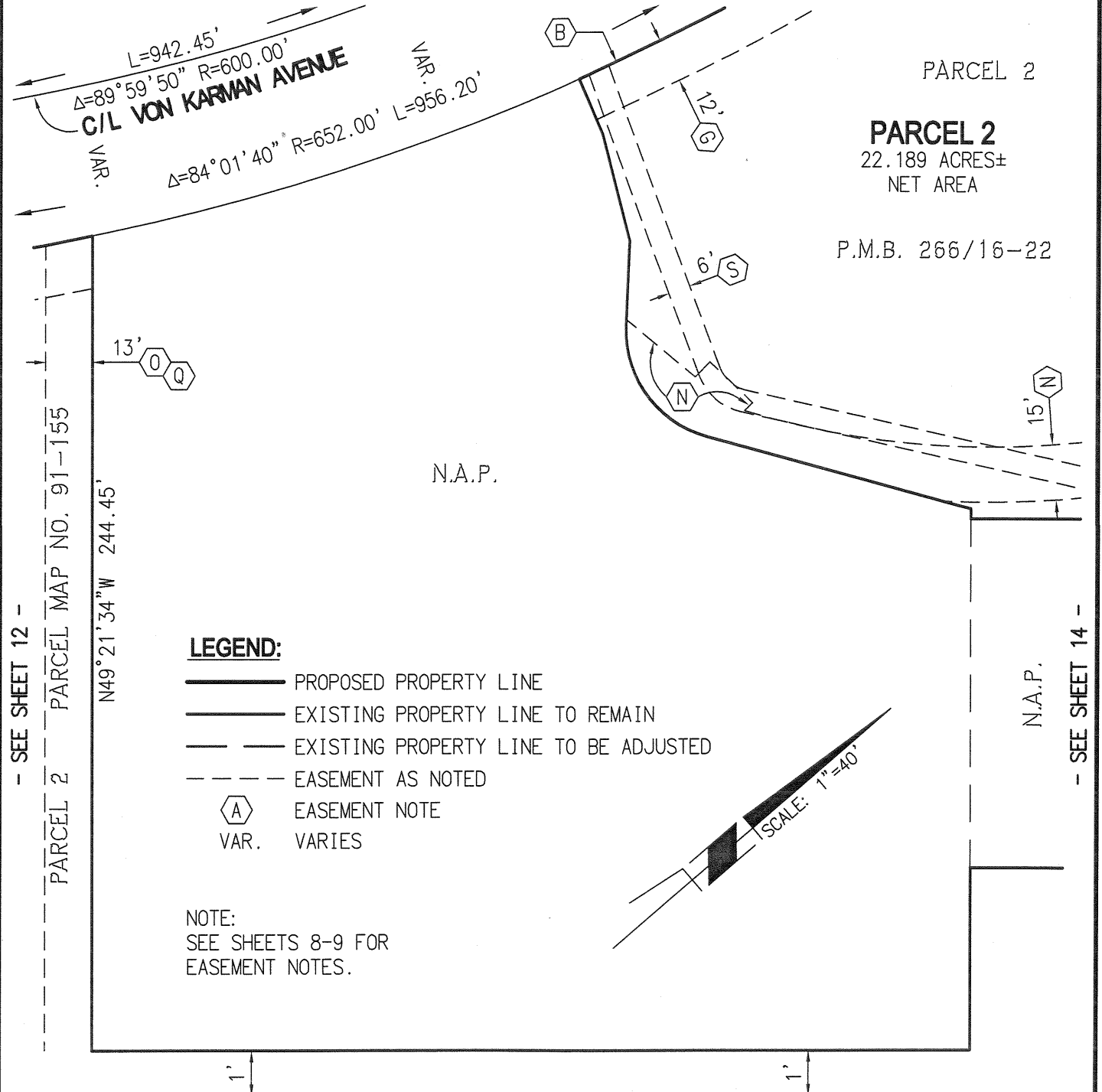
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**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



- SEE SHEET 12 -

- SEE SHEET 14 -

**SHEET 13 OF 15 SHEETS**

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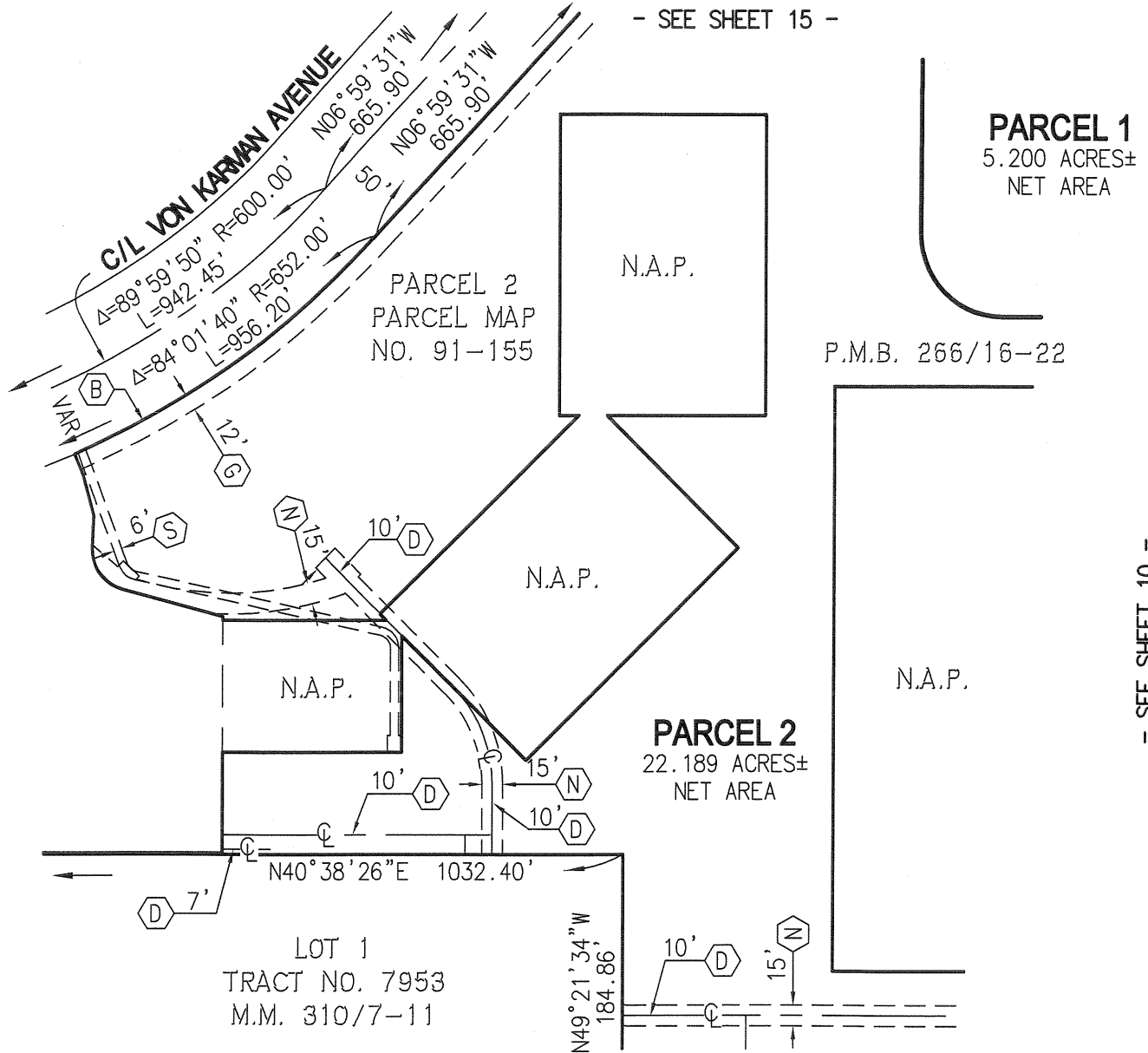
**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

- SEE SHEET 15 -

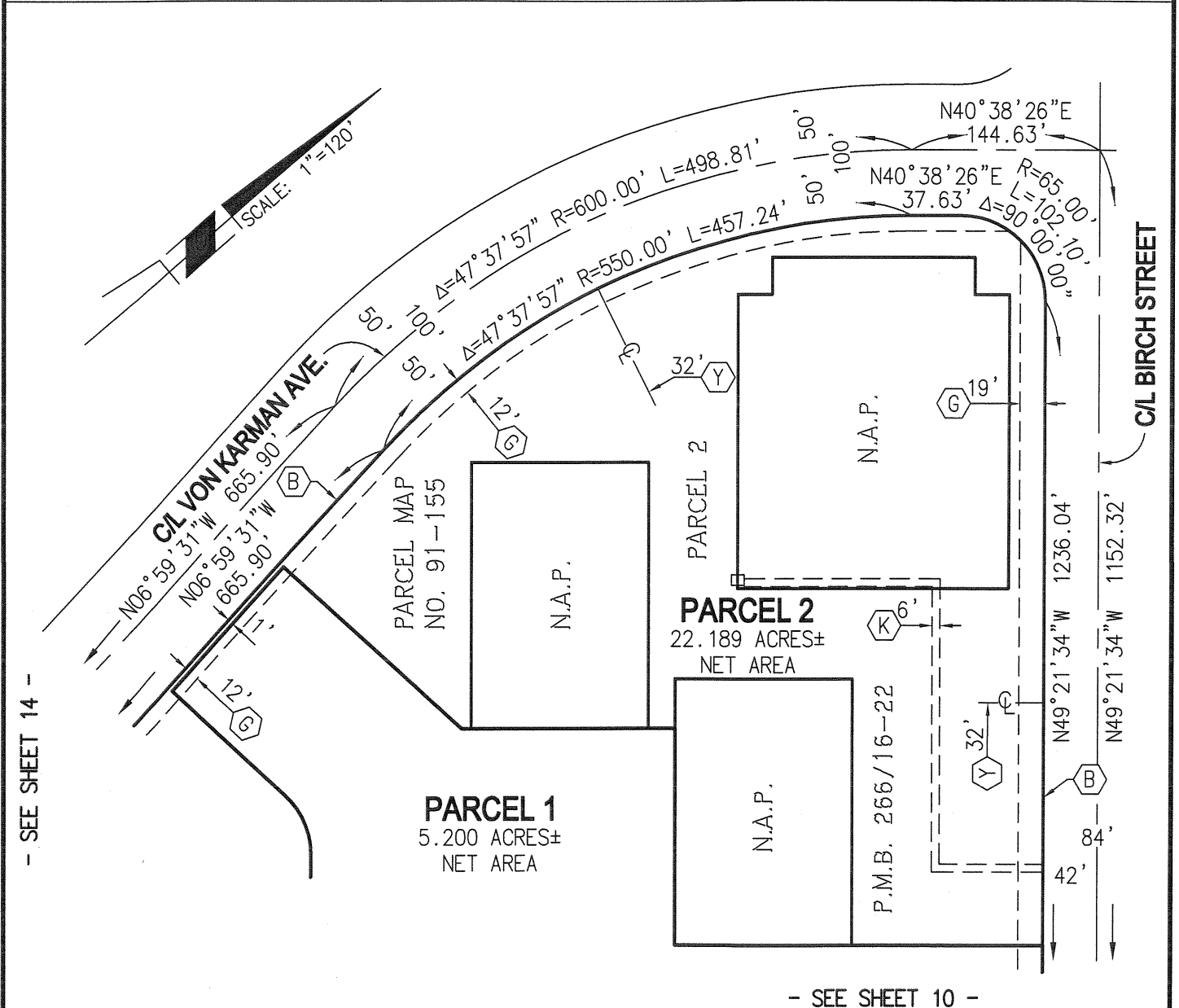
- SEE SHEET 13 -

- SEE SHEET 10 -



**EXHIBIT "B"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(MAP-EASEMENTS)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



- SEE SHEET 14 -

- SEE SHEET 10 -

**LEGEND:**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED
- EASEMENT AS NOTED
- A EASEMENT NOTE
- VAR. VARIES

NOTE:  
 SEE SHEETS 8-9 FOR  
 EASEMENT NOTES.

**SHEET 15 OF 15 SHEETS**

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**EXHIBIT "C"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(SITE)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

PREPARED BY ME OR UNDER MY DIRECTION.

GREGORY A. HELMER, L.S. 5134

DATE



VON KARMAN  
AVENUE

N.A.P.

BOWSPRIT DRIVE

MACARTHUR BOULEVARD

PARCEL 2  
PARCEL MAP NO. 91-155  
P.M.B. 266/16-22

PARCEL 2  
22.189 ACRES±  
NET AREA

N.A.P.

PARCEL 1  
P.M.B. 181/13-19

PARCEL 2  
P.M.B. 181/13-19

JAMBOREE ROAD

- SEE SHEET 2 -

**LEGEND:**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- EXISTING PROPERTY LINE TO BE ADJUSTED

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**SHEET 1 OF 3 SHEETS**  
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OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2



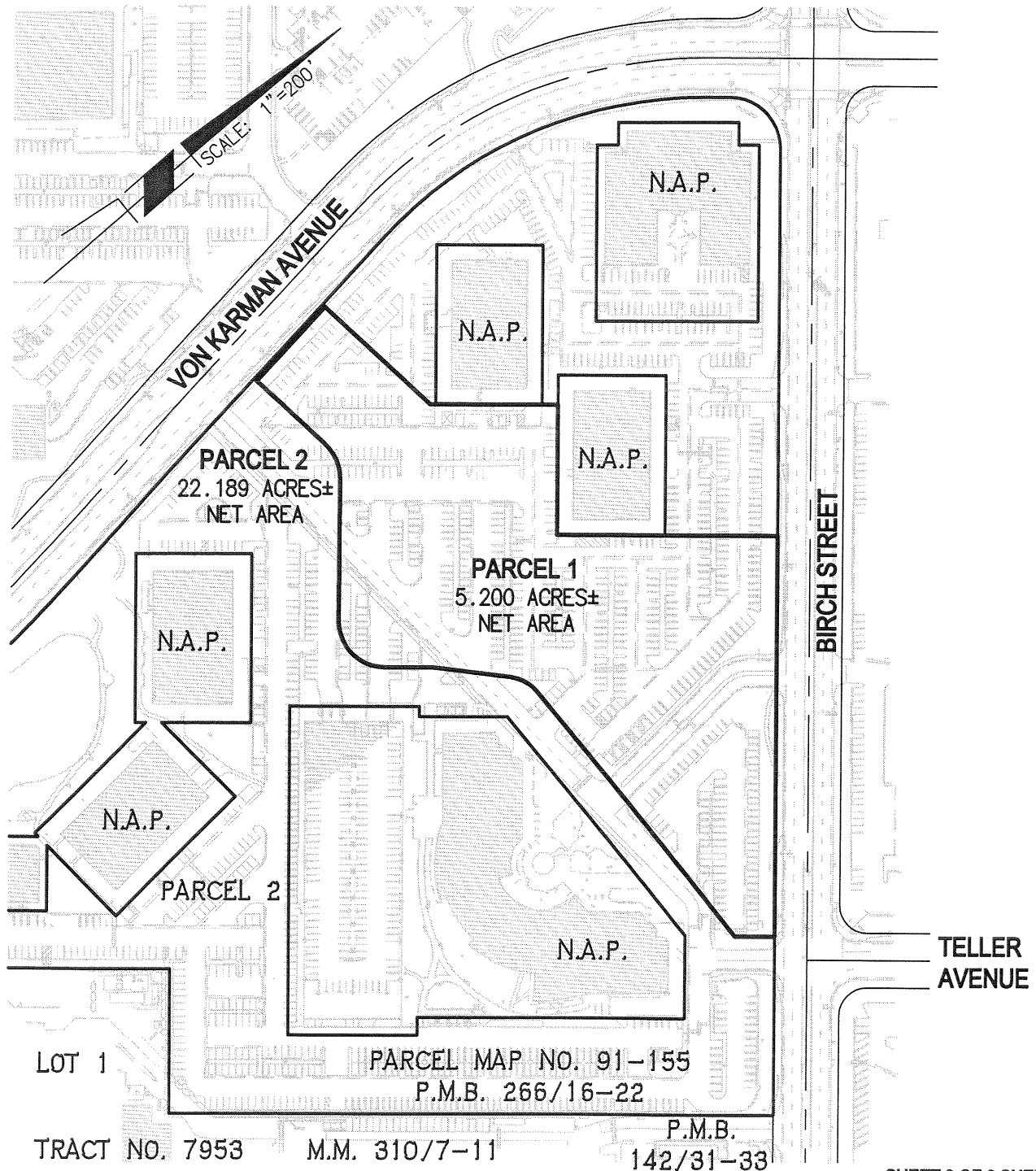
- SEE SHEET 3 -



**EXHIBIT "C"**  
**CITY OF NEWPORT BEACH**  
**LOT LINE ADJUSTMENT NO. LA2013-007**  
**(SITE)**

OWNER	EXISTING PARCELS AP NUMBERS	PROPOSED PARCELS REFERENCE NUMBERS
KCN A MANAGEMENT, LLC	445-131-04, -25, -28	PARCEL 1 & PARCEL 2

- SEE SHEET 2 -



**LEGEND:**

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE TO REMAIN
- ... EXISTING PROPERTY LINE TO BE ADJUSTED

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**SHEET 3 OF 3 SHEETS**

## August 29, 2013, Zoning Administrator Agenda Comments

Comments submitted by: Jim Mosher ( [jimmosher@yahoo.com](mailto:jimmosher@yahoo.com) ), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Suggested corrections to passages in *italics* are shown in ~~strikeout~~ underline format.

### ~~Item B: Minutes of Month August 15, 2013~~

#### ~~1. Page 3, Item No. 5:~~

- ~~a. Paragraph 1, line 3: "He ~~furthered~~ further stated that the Commercial Subarea of the North Ford Planned Community Text requires..."~~
- ~~b. Paragraph 2, line 1: "Applicant Saeed Kamkar on behalf of ~~the~~ Safa Movassaghi with Beau Visage, Inc. stated..."~~
- ~~c. Paragraph 4: "... Minor Use Permit No. ~~UP2013-011~~ UP2013-011." [extraneous ")]~~

### **Item 1. The Koll Company Lot Line Adjustment (PA2013-141)**

I find the request and staff report explaining it completely inscrutable. The City's GIS mapping application suggests the portion of the Koll Center highlighted on handwritten page 15 ("Vicinity Map") consists of several separate, but contiguous, "open space" parcels (developed with parking lots), and office development on separate island parcels inside them.

The "open space" parcels appear to consist of:

1. APN 445 131 04 : the round-nosed parking lot parcel at the corner of Jamboree and MacArthur. [= "Current Parcel 1"]
2. APN 445 131 28 ("4400 Von Karman Ave") : a parcel consisting of the parking lots north of that, fronting MacArthur and Von Karman, and the larger area of parking lots and landscaping fronting Von Karman and Birch. These areas appear to be essentially separated by the office building at 4300 Von Karman (APN 445 131 05 ?), and associated parking lot (the area with the blue "2.1" printed over it on the "Vicinity Map"), but are connected together by a little 1-foot wide (240-foot long as illustrated on Sheet 5, handwritten page 28) thread of property at the rear of the TowerJazz Semiconductor plant. [= "Current Parcel 2"]

The City staff report's Vicinity Map suggests that APN 445 131 04 is not part of the present discussion, but the applicant's exhibit on handwritten page 24 suggests, to the contrary, that it is precisely the property line separating APN 445 131 04 (the area with the double-circled Sheet "3" notation) from APN 445 131 28 that is being requested to be removed. Furthermore, the request appears to be to merge Current Parcel 1 into Current Parcel 2 along that line, and then

carve an entirely new Parcel 1, of similar size, of the area of Current Parcel 2 near the corner of Von Karman and Birch as shown by the heavy lines with the double-circled Sheet "2" notation in the exhibit on handwritten page 24. This would create a new, separate round-nosed parcel at the corner of Von Karman and Birch, except as indicated in the upper left corner of Sheet 2 (the exhibit on handwritten page 25) it is proposed to keep the new round-nosed orphan in Parcel 2 by connecting it to the remainder of the new/old Parcel 2 with yet another 1-foot wide (129-foot long) strip, this time fronting Von Karman Avenue.

The staff report (page 1, under "Project Summary") says the request is being made to make the mapping "*consistent with management responsibilities.*" Without further explanation, I have no idea what the applicant's objective is, but this does not seem to me like a valid "lot line adjustment." As defined in Subsection 19.76.010 and Chapter 20.70 of the NBMC, in a lot line adjustment "*land taken from one lot is added to an adjacent lot.*" Moving a line in such a way as to take land from one parcel and add it to another does not seem capable, to me, of producing a new parcel, no portion of which is contiguous with the old. Yet in this case, an existing lot ("Current Parcel 1") is completely eliminated, and, and despite the effort to obfuscate the issue with 1-foot connecting strips, a completely new lot (the new Parcel 1) is created at a completely different, non-adjacent location. That sounds like a merger and a new subdivision to me.

Regarding the remainder of the agenda packet:

1. In the Draft Resolution, Fact C-2 on handwritten page 9 was probably meant to read something like: "*The existing development on the parcels complies with the Zoning Code ~~development standards~~ and the Koll Center Planned Community District (PC15) ~~development standards.~~*"
2. Does Condition of Approval 1 (handwritten page 11) imply that the approval is waiving or modifying specific normal regulations (as opposed to simply restating them)? If so, which ones?
3. Handwritten page 19 has not been signed and notarized to assure the Zoning Administrator that the ownership and application are correct.
4. On that page, in the second line of the Affidavit (third word from the end), "**an**" should read "**and.**"
5. On handwritten page 21, the surveyor has failed to attest to the number of pages prepared by him, and "**WS**" should read "**WAS.**"
6. One hopes the more technical parts were more carefully proofed.